

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Community Redevelopment Agency (Community and Economic Development)	<b>Member:</b>	Stephen David    828-4507 Helen Gray       828-5018 Brenda Kelley     828-4531
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<b>Project Name:</b>	Parking Lot for Housing Finance Authority of Broward County 110 NE 3 Street	<b>Case #:</b>	68-R-02
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**Date:** June 3, 2002

**Comments:**

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA District, CRA comments are based on maintaining consistency with development goals and objectives established for the Flagler Heights Urban Village including directives established in the "Flagler Heights Urban Village Space Improvement Plan".

1. Provide a seven (7) foot wide public sidewalk along NE 3 Street.
2. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
3. Additional comments may be forthcoming.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Housing Finance Authority/Broward  
County  
Site Plan Review  
110 N.E. 3 Street

**Case #:** 68-R-02

**Date:** June 11, 2002

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer shall demonstrate that stormwater is properly retained on site through the use of on site retention/detention areas, systems, or the like. A cross sectional view along each property adjacent to the site and along right of way frontage for paved and unpaved sections shall be incorporated into the drawing set.
3. Sufficient existing and proposed finished pavement and yard elevations shall be afforded for staff to confirm runoff does not adversely impact adjacent sites or the public right of way. Roof sections shall be pitched to on site scuppers/gutters and directed to retention/detention systems.
4. Please dimension a typical parking space width.
5. A stop sign and bar (FDOT Index R1-1) shall be required at the exits onto N.E. 2 Street and the alley.
6. Please provide a photometric (lighting) plan in accordance with Section 47-20.14 of the City Code.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Housing Finance Authority of  
Broward County

**Case #:** 68-R-02

**Date:** 06/11/02

**Comments:**

No Comments.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Housing Finance Authority of  
Broward County

**Case #:** 68-R-02

**Date:** June 11, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Housing Finance Authority Of Broward  
County

**Case #:** 68-R-02

**Date:** 6/11/02

**Comments:**

1. Add rain sensor requirement to irrigation note.
2. Trees need at least 8' minimum planting area width. Certain trees are shown in areas with less than the required area.
3. Provide the calculations that show that 20% of the vehicular use area is to be provided as landscape area.
4. Indicate any utilities that would affect proposed planting on the Landscape Plan.
5. Indicate any existing trees or palms that would be affected by the new construction, (if there are none, say so).

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**Division:** Planning

**Member:** Brenda Kelley 828-4531

**Project Name:** Housing Finance Authority

**Case #:** 68-R-02

**Date:** June 3, 2002

**Comments:**

**Project Description:** The applicant proposes to construct additional parking to serve the adjacent primary uses located at 110 and 120 NE 3 Street.

**Zoning:** RAC-CC

**Future Land Use:** Downtown Regional Activity Center

**Comments:**

4. Site Plan Level II approval required, subject to 30-day City Commission Request for Review. (Section 47-24.2)
5. Provide a copy of the most current recorded plat and amendments for the site.
6. Provide verification that site is not located within 100' of RAC-UV district (verify exempt from parking requirements pursuant to Section 47-20.2, Table 3).
7. 2-space minimum stacking distance required unless approved by engineer based on traffic impact statement. (Section 47-20.5(C)(6))
8. Existing chainlink fence shall be removed. (Section 47-13.20(B)(5))
9. The following items must be discussed with engineering representative:
  - Improvements in the public right-of-way (i.e. curb cuts, sidewalks and drainage facilities).
  - Compliance of private drive(s) with engineering standards.
  - Radius of landscaping islands in public right-of-way.
10. Provide a seven (7) foot wide public sidewalk along NE 3 Street.
11. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
12. Discuss with zoning representative if rezoning is required for stand-alone parking.
13. CRA sign-off required.
14. Landscaping approval required. Discuss landscape improvements with landscaping representative.
15. Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson  
Office- 954-828-6422  
Pager- 954-877-7875

Project Name: Housing Finance Authority of Broward County    Case #: 68-R-02

Date: June 11, 2002

**Comments:**

No comments.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Housing Authority

**Case #:** 68-R-02

**Date:** 6/11/02

**Comments:**

1. Discuss stacking distance requirement from N. E. 3<sup>rd</sup> Street with the Engineering representative.
2. Discuss requirement for a seven (7) foot sidewalk in the RAC zoning districts with the Planning representative.
3. Additional comments may be forthcoming at DRC meeting.